

City of New Albany, Indiana

November 30, 2004

Shrader Stable



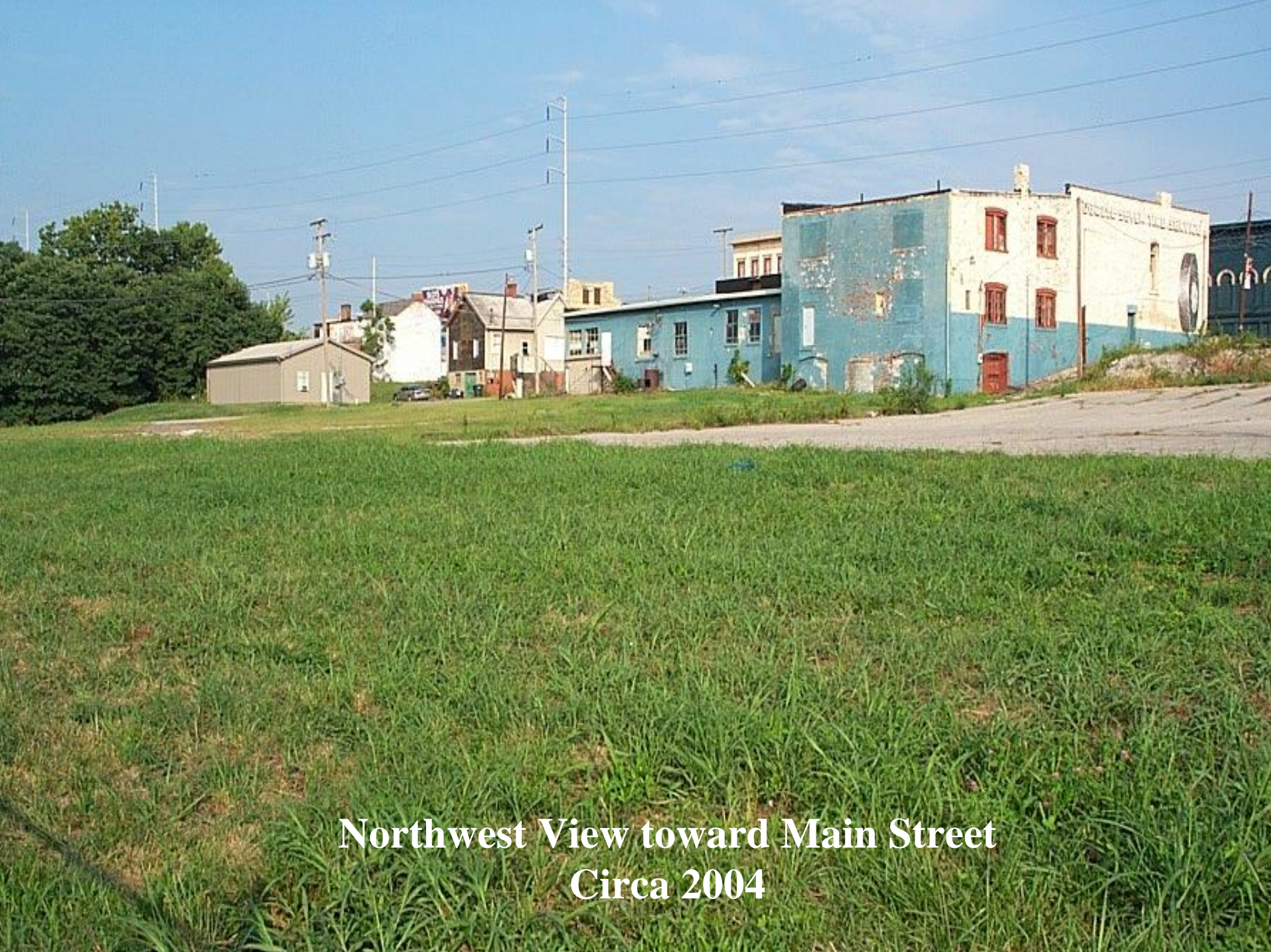
City of New Albany, Indiana

Shrader Stable

November 30, 2004



Scribner Place: North & East Elevation



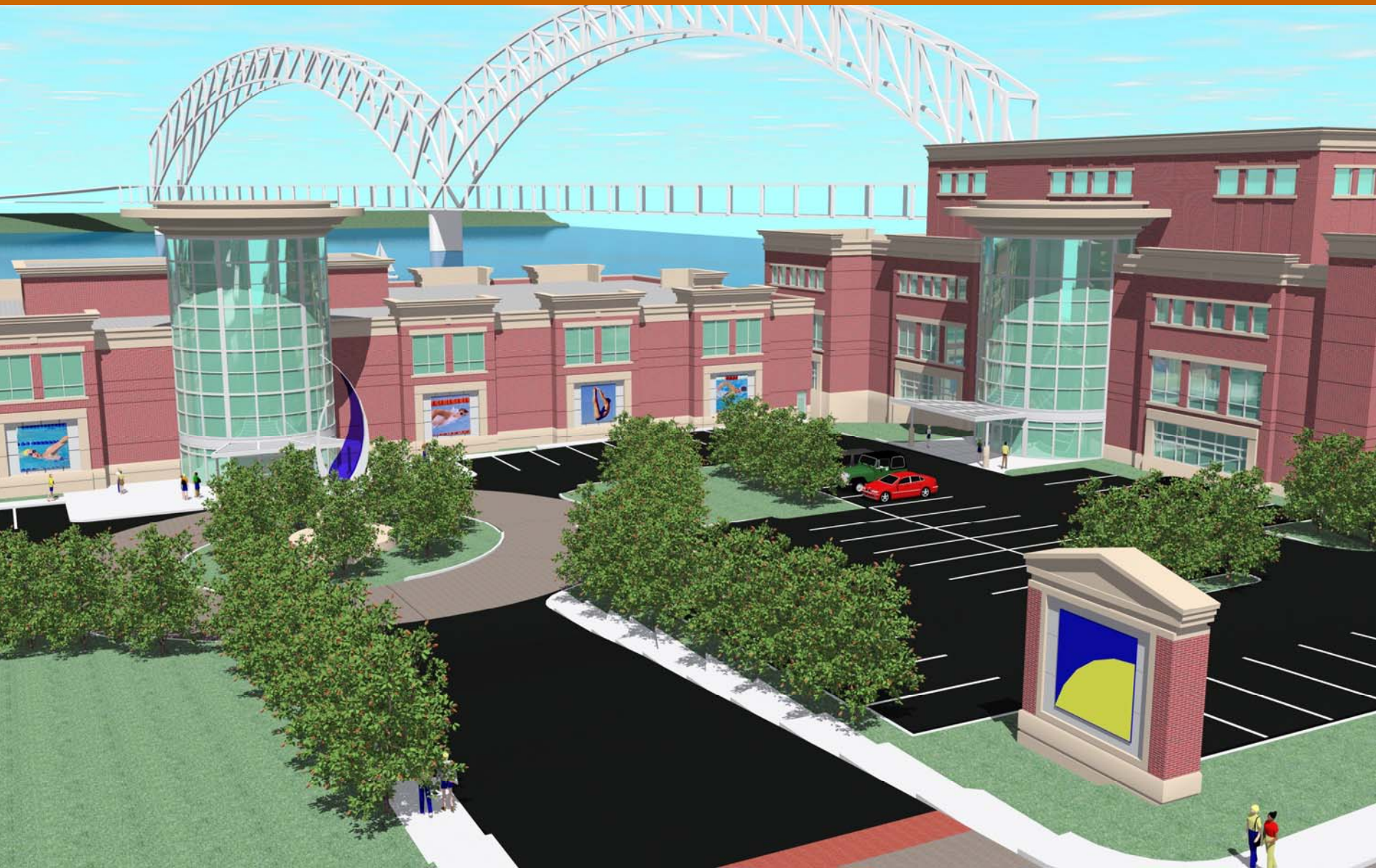
**Northwest View toward Main Street
Circa 2004**



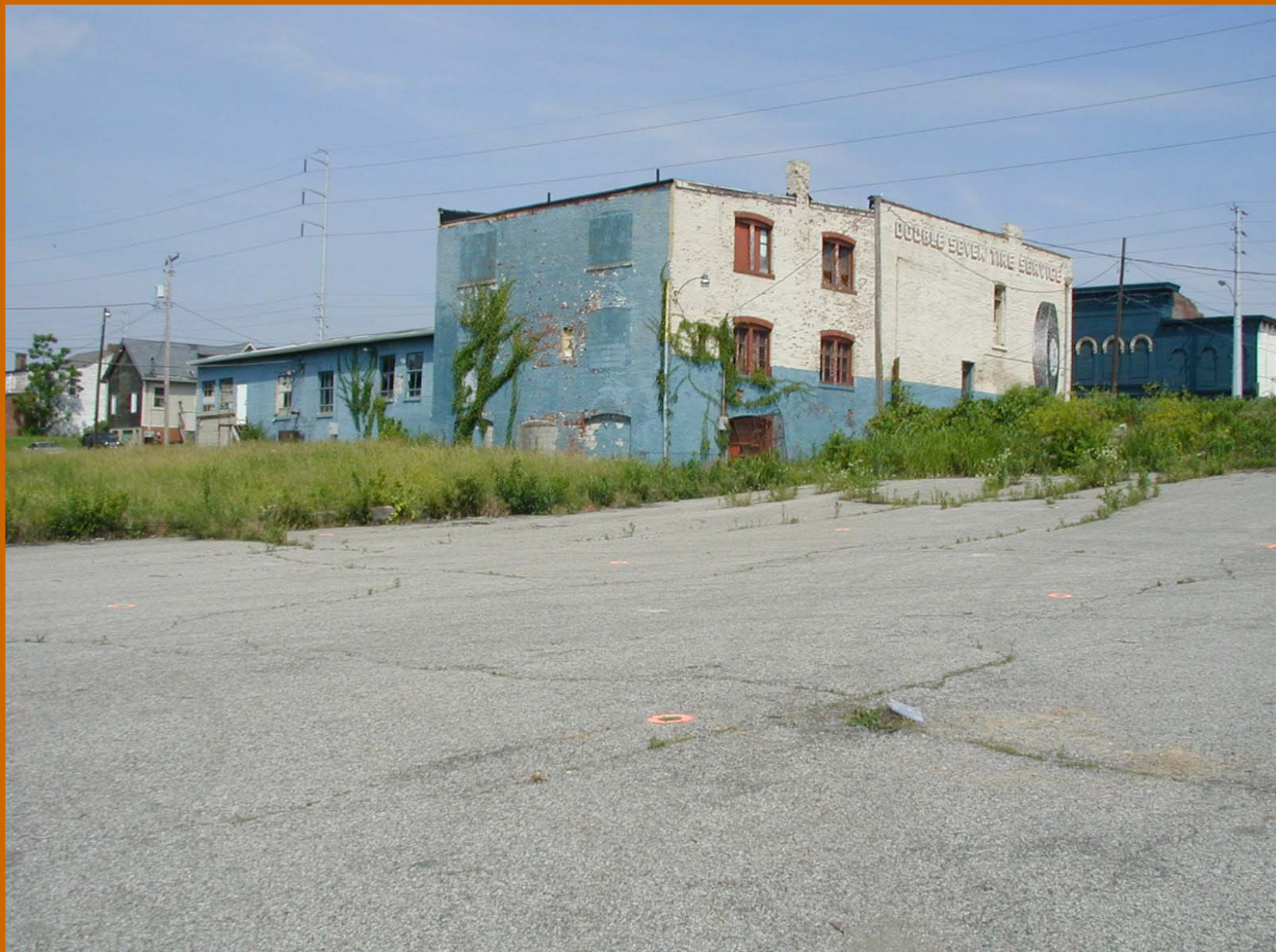
Blue Plan



Tower Plan



Tower Plan



Scribner Place Site: 2005 Prior to Clean-up



Phase I Environmental Site Assessment (ESA)

Overview of Historic Site Environmental Conditions

- **Record Searches – Government Data Bases**
- **Historic City Directories – Public Library**
- **Historic Aerial Photographs**
- **Historic Sanborn Fire Insurance Maps**
- **Interviews with Owners & Others**
- **Completed September 2002**



Phase II Environmental Site Assessment (ESA)

Collection and Analyses of Soil Samples to Determine if Suspected Contaminants are Present

- **41 Total Soil Borings**
- **2 Waste Samples**
- **Asbestos and Lead-based Paint Surveys**
- **Completed April 2003**

Soil and Groundwater Investigation

Required by IDEM to demonstrate that groundwater has not been affected by historic activities

- **10 Groundwater Monitoring Wells**
- **Soil Samples every 2-feet throughout vertical column in vadose zone (non-saturated zone)**
- **Completed October 2003**

Contaminants of Concern (COCs)

Phase 1 Remediation – Scribner Place

COCs Detected in Soil	IDEM Industrial Default Closure Level (IDCL) mg/Kg (ppm)	Lowest Concentration >IDCL mg/Kg (ppm)	Highest Concentration >IDCL mg/Kg (ppm)
Arsenic	20	21.7	92
Lead	230	244	3390
Benzo(a)anthracene*	15	82	82
Benzo(a)pyrene*	1.5	1.9	55
Benzo(b)fluoranthene*	15	94	94
Chrysene*	25	70	70
Indeno(1,2,3-cd)pyrene*	3.1	4.0	43
Naphthalene*	170	230	230

*Semi-volatile organics primarily detected next to former auto service building

Scribner Place – A Successful Brownfields Redevelopment Project

- *Federal and State Grant monies offset costs*
- *Reuse of a Blighted Property*
- *Potential Hazards are Removed*
- *Property values Restored or Increased*
- *Can produce “Domino Effect” of revitalization*
- *Jobs and improvement of Quality of Life*



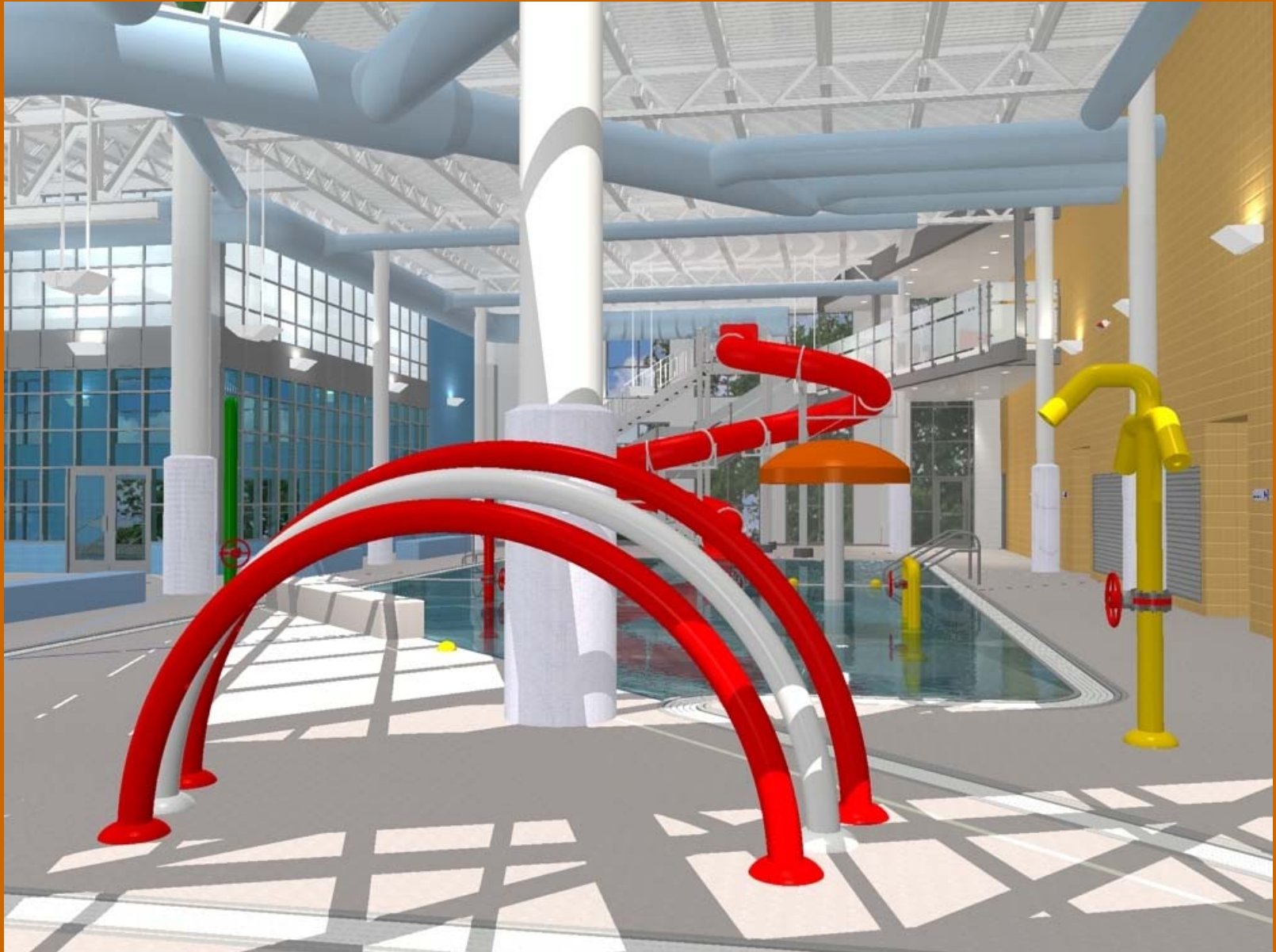
State Street Elevation



Northeast Elevation

A 3D architectural rendering of a modern indoor swimming pool facility. The pool is divided into lanes by red and white lane lines. Large blue pipes run along the ceiling, and a yellow pipe is visible in the foreground. The building has large windows and a glass facade.

Zero Depth Pool



The Finished Project



The Finished Project

